



LENVIK & MINOR
ARCHITECTS

April 4, 2007

Attn: Hon. City Council
City of Santa Barbara
735 Anacapa Street
Santa Barbara CA 93102

Subject: Price Service Station/Car Wash; 1929 Cliff Drive; APN 045-015-016

Honorable Mayor Blum and Council Members:

This letter is on behalf of Messrs. Ed Edick and John Price, owners of the Fuel Depot Service station at 1929 Cliff Drive. We propose to replace the aging service station with a new service station, car wash, and convenience market. Our project application requires a setback Variance from Cliff Drive.

Section 28.83.077 of the Santa Barbara City Municipal Code requires a setback of fifty-five feet from the centerline of Cliff Drive. Portions of the existing development on site, namely a low wall, planter strip, monument sign, two light standards, curbs, and curb cuts, currently encroach into the setback. The existing development and the sign both have permits but no Variances on file.

We request a Variance to maintain a monument sign in the planter strip, to replace one of the two existing light standards, and to install landscaping, curbing, and curb cuts within the setback area, per EXHIBIT B, attached.

The sign would be smaller than existing, and would be located slightly eastward, to improve sight distance. Relocating the sign 4.5 feet further from the street would allow for a widened landscape strip separating the sidewalk from Cliff Drive.

The westerly light standard is needed to provide illumination to the parking area. The curbs would replace existing curbs, consistent with the revised site design. The westerly curb cut would be reduced in width from 36 feet to 25 feet. The easterly curb cut would be reduced from 36 feet to 25 feet.

Exhibit A shows the Existing Site Plan;
Exhibit B shows the Proposed Site Plan.

This request is part of a proposal to update and improve the site. We also propose improvements to the area's obsolete site drainage system. Significantly, the new building would reduce the noise impacts which traffic on Cliff Drive imposes on apartments to the south of our site.

We understand that the following findings must be made to approve the Variances. We have included comments, which may help staff in recommending those findings.

VARIANCE FINDINGS

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to all property affected by the setback line involved, and which produce unreasonable practical difficulties or unreasonable and unnecessary hardships in the way of adhering to the setback line or lines as established without the granting of leave for any variance therefrom.

The proposed facility would be the last service station on the Mesa. The proposed project provides substantial public amenities in the parkway, a sidewalk expanded to 8 feet, and front yard landscaping. It would be an unreasonable hardship to adhere to the setback line. The viable alternative would be to leave the existing wall in place, and reduce the landscape area.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner in consonance and harmony with the enjoyment of their property by other neighboring owners, subject to the setback line involved.

The proposed wall would be part of a substantial upgrade on the site. Pedestrian amenities, landscaping, and elimination of more intrusive encroachments into the setback would be possible with the approval of this variance.

3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements subject to the setback line involved.

The proposed sign, landscaping, and site improvements would have no adverse effect on neighbors. Upgrading the property, the pedestrian amenities, landscaping, and attractive architecture would constitute a substantial improvement to the neighborhood.

The City of Santa Barbara has no plan to widen Cliff Drive. Such contingency plan was the original basis for creating the Variance process in certain Santa Barbara Streets.

Part of this Variance Request is to add proper lighting for pedestrian visibility, to increase the buffer between pedestrians and cars, and to install and maintain a wider, more attractive landscape strip. The proposed sign is smaller than the existing sign, and better positioned to facilitate traffic safety.

If you have any questions or concerns about this matter, kindly contact me at the letterhead telephone number.

Thank you for your attention to this matter.

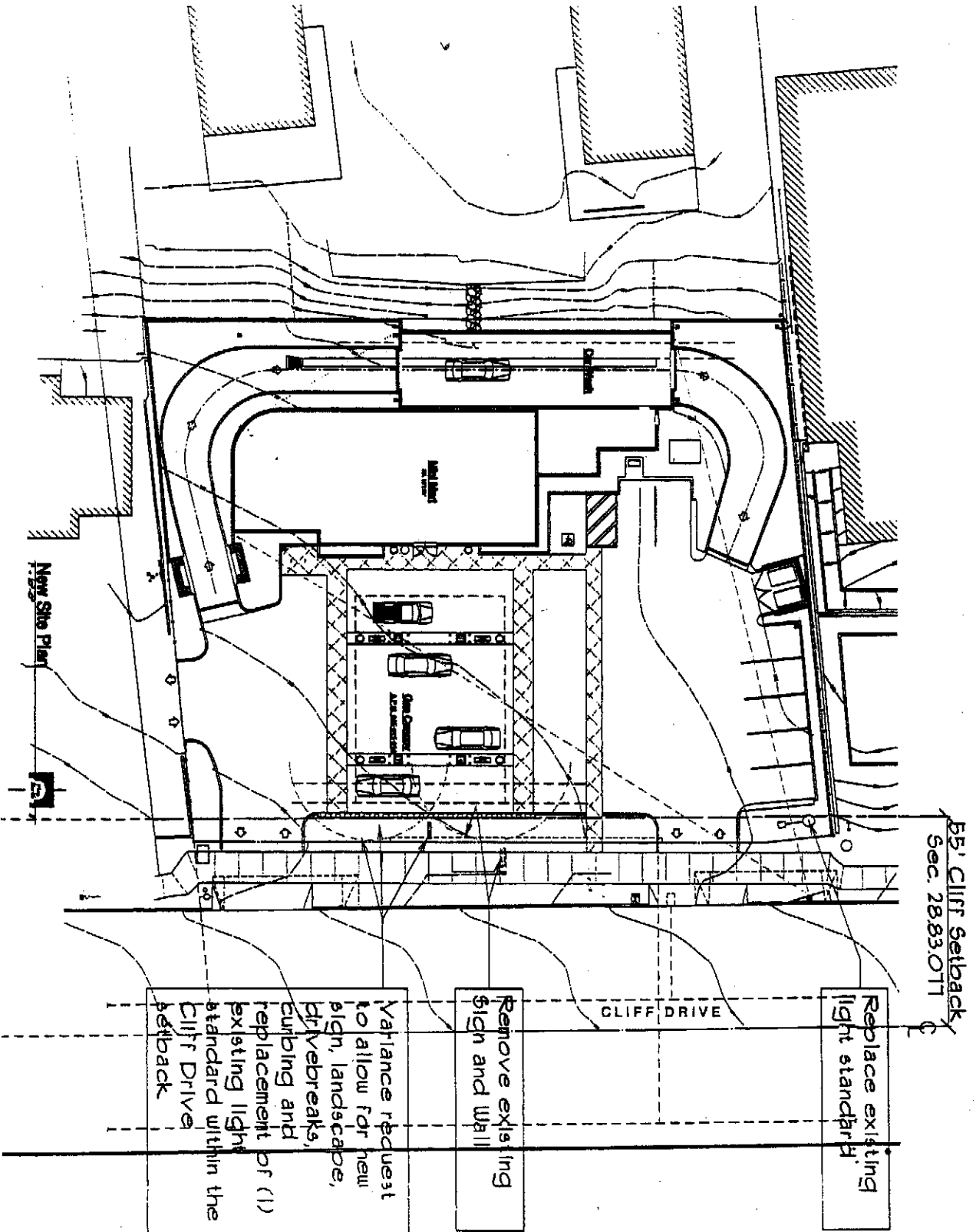
Respectfully submitted,

Lenvik & Minor Architects



Jeffrey Gorrell, A.I.A.

DESCRIPTION



NO.	DATE	DESCRIPTION
1	10/1/01	Initial Set
2	10/1/01	Revised
3	10/1/01	Revised
4	10/1/01	Revised
5	10/1/01	Revised
6	10/1/01	Revised
7	10/1/01	Revised
8	10/1/01	Revised
9	10/1/01	Revised
10	10/1/01	Revised

Gas Station,
Car Wash
and Mini Mart
1828 Cliff Drive
Santa Barbara, Ca.
93101

New Site Plan

EXHIBIT "B"

A2.0

B5' Cliff Setback
Sec. 2883.0TT

Replace existing
light standard

old lines
or remove

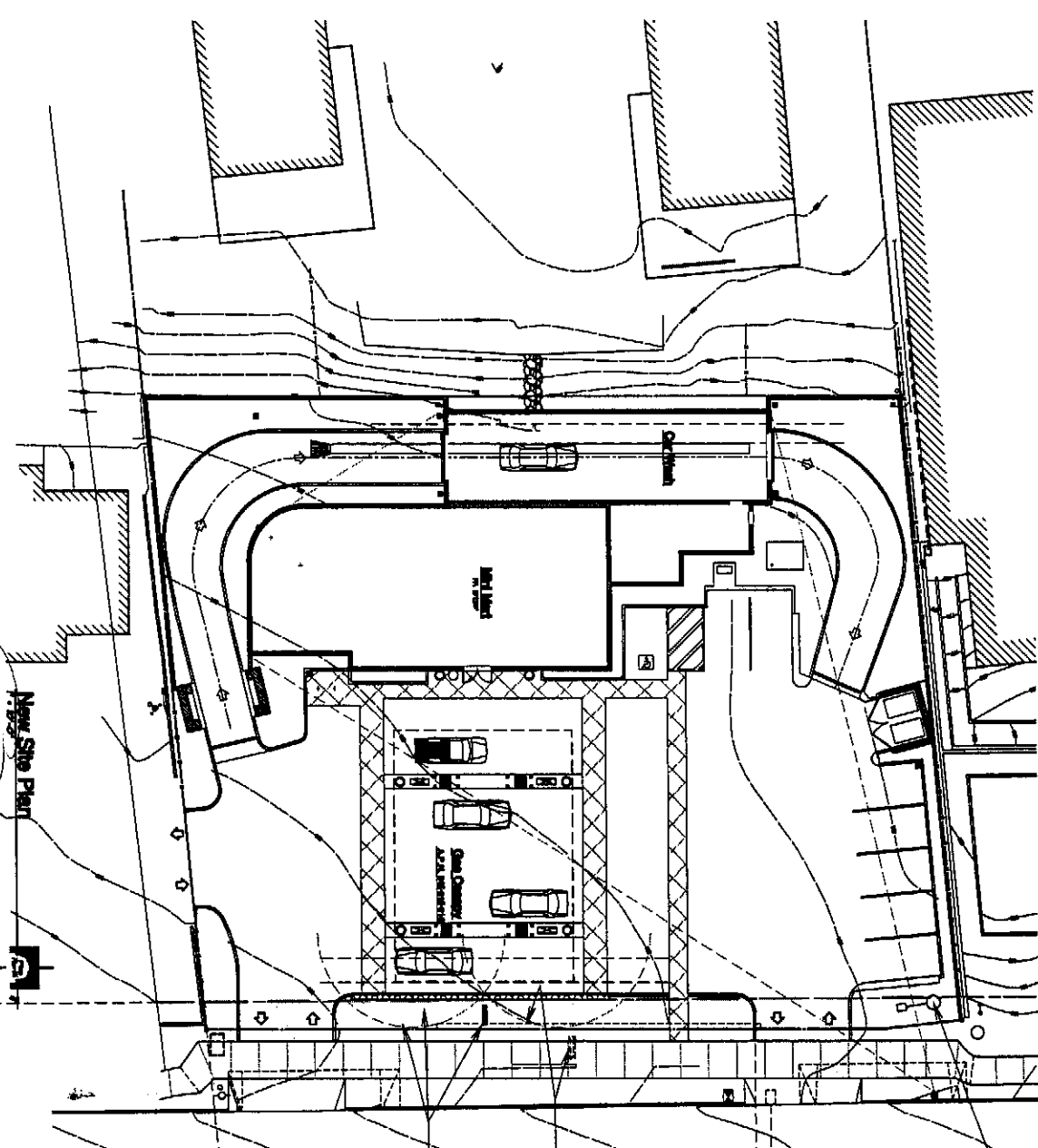
CLIFF DRIVE

Remove existing
sign and wall

Variance request
to allow for new
sign, landscape,
drivebreaks,
curbing and
replacement of (1)
existing light
standard within the
Cliff Drive
setback

New Site Plan

Change NTS



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1929 CLIFF DR

PBW2006-01391

10/17/2006

PW ROUTING

MESA CENTER
P R I N T

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ADP

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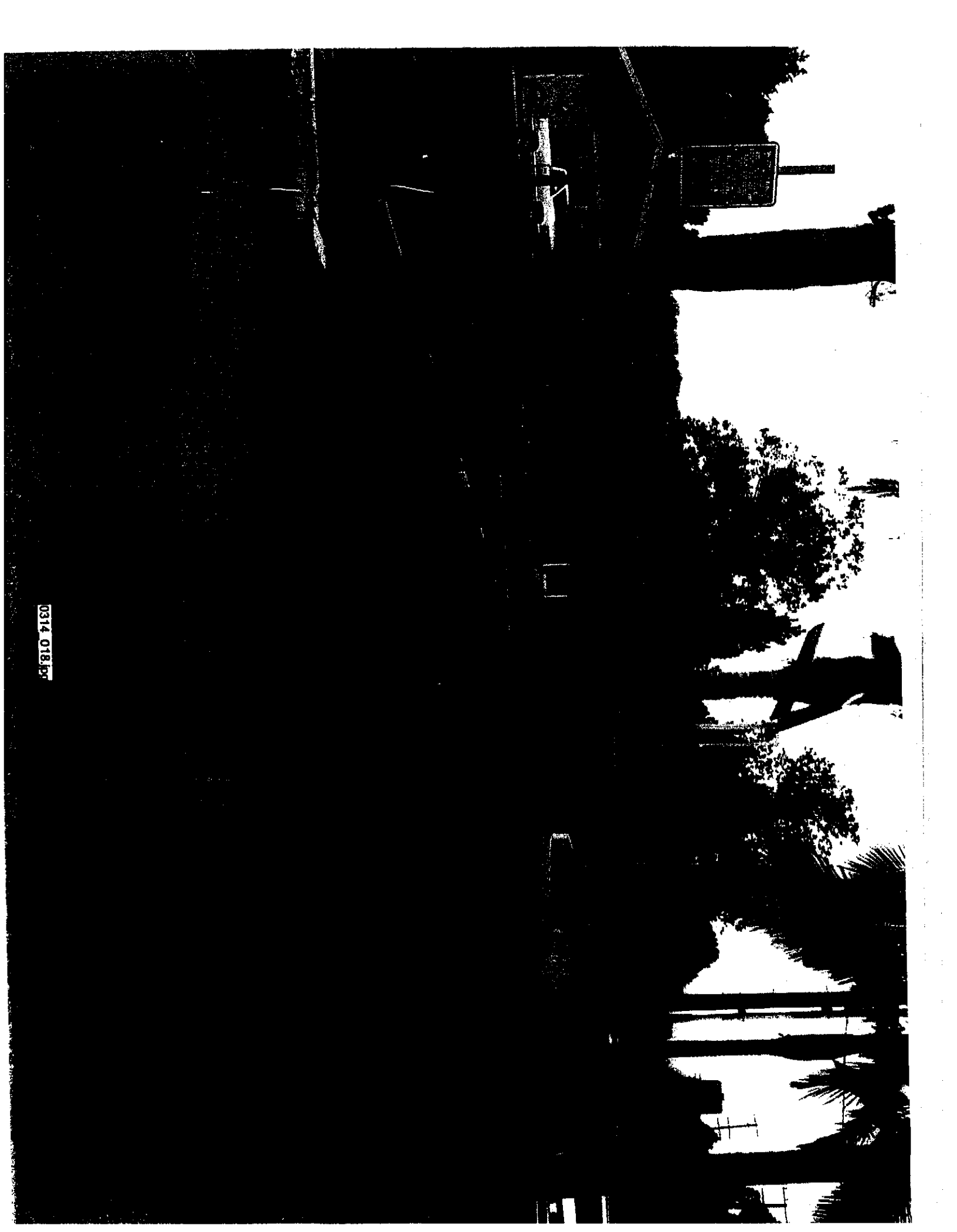
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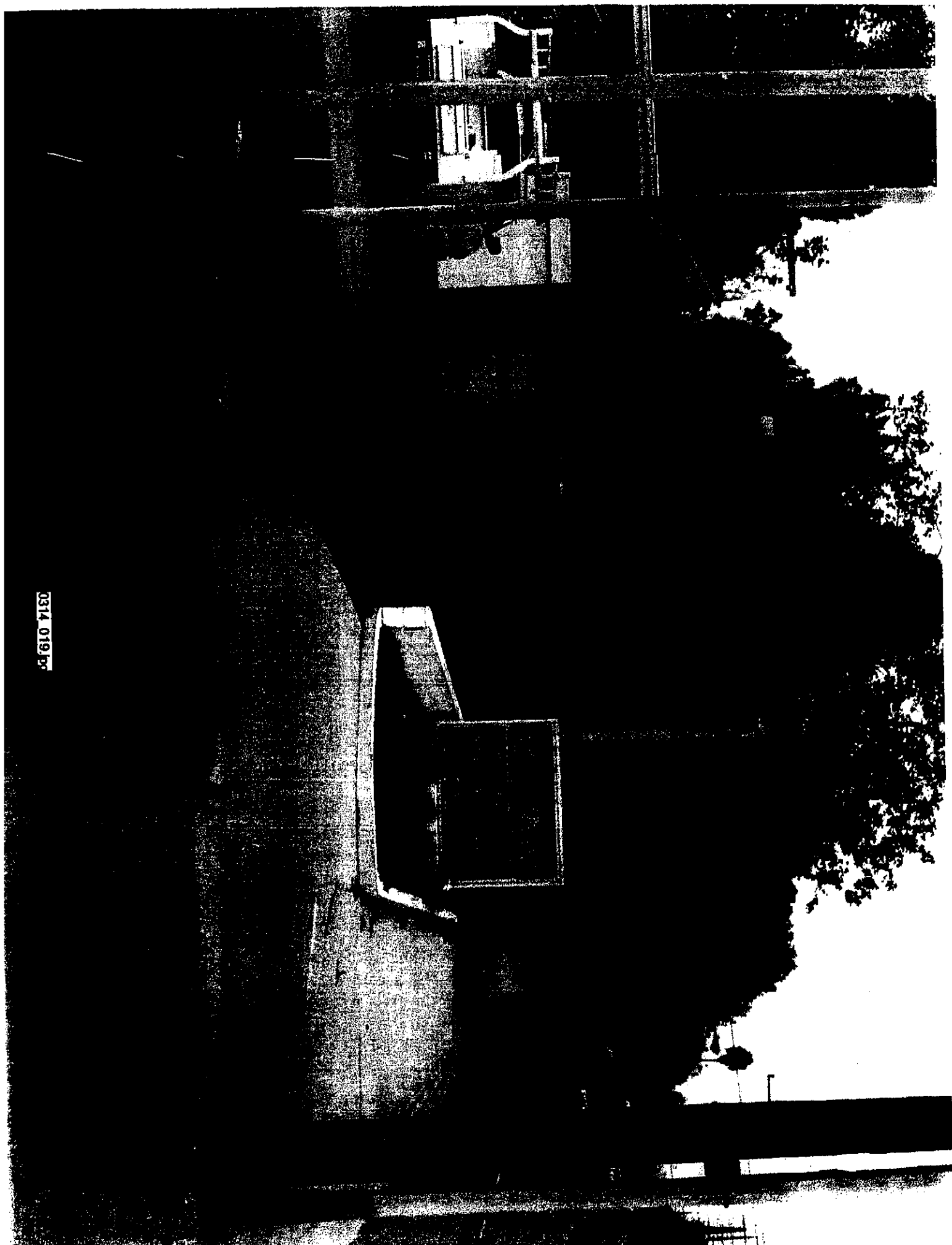
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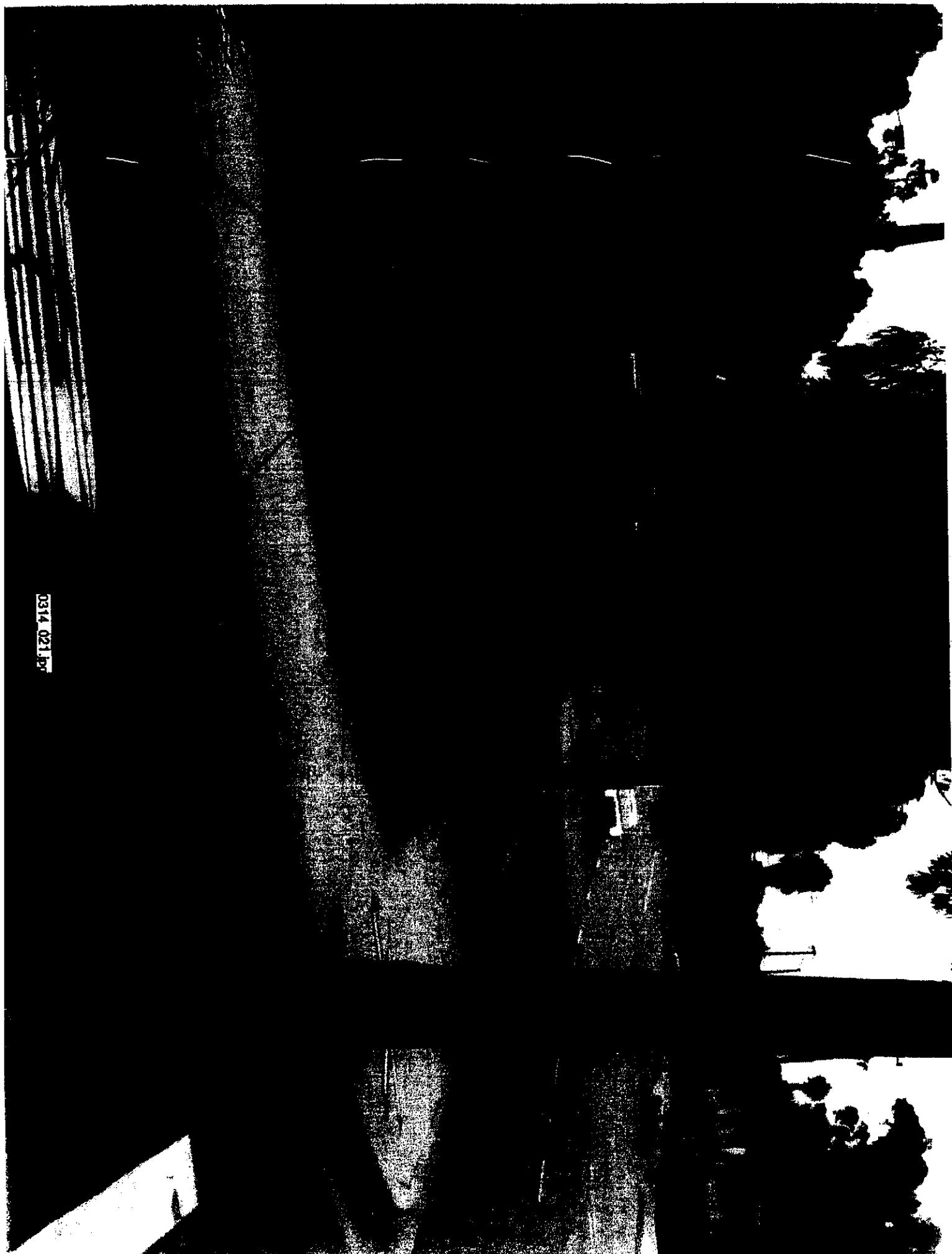


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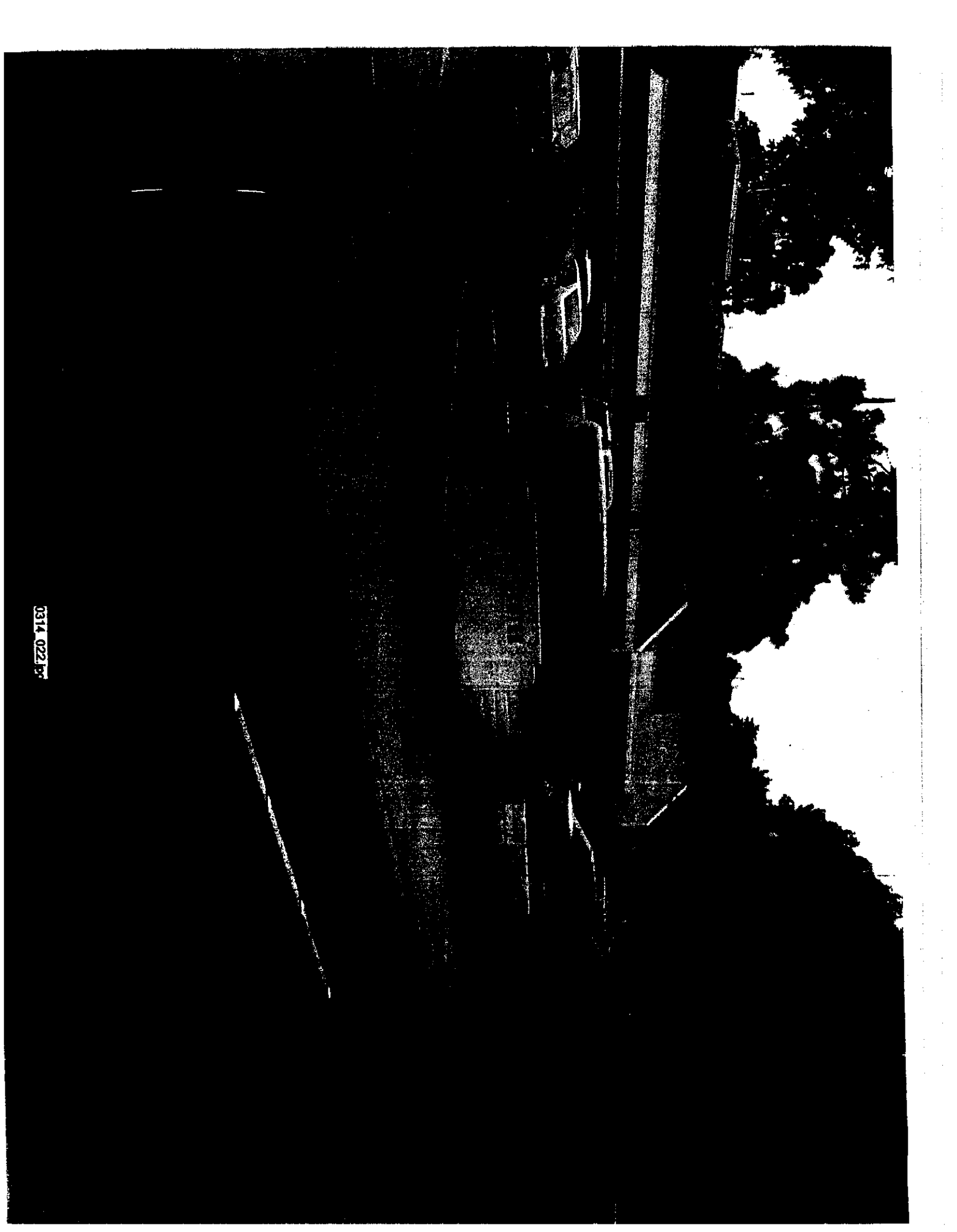


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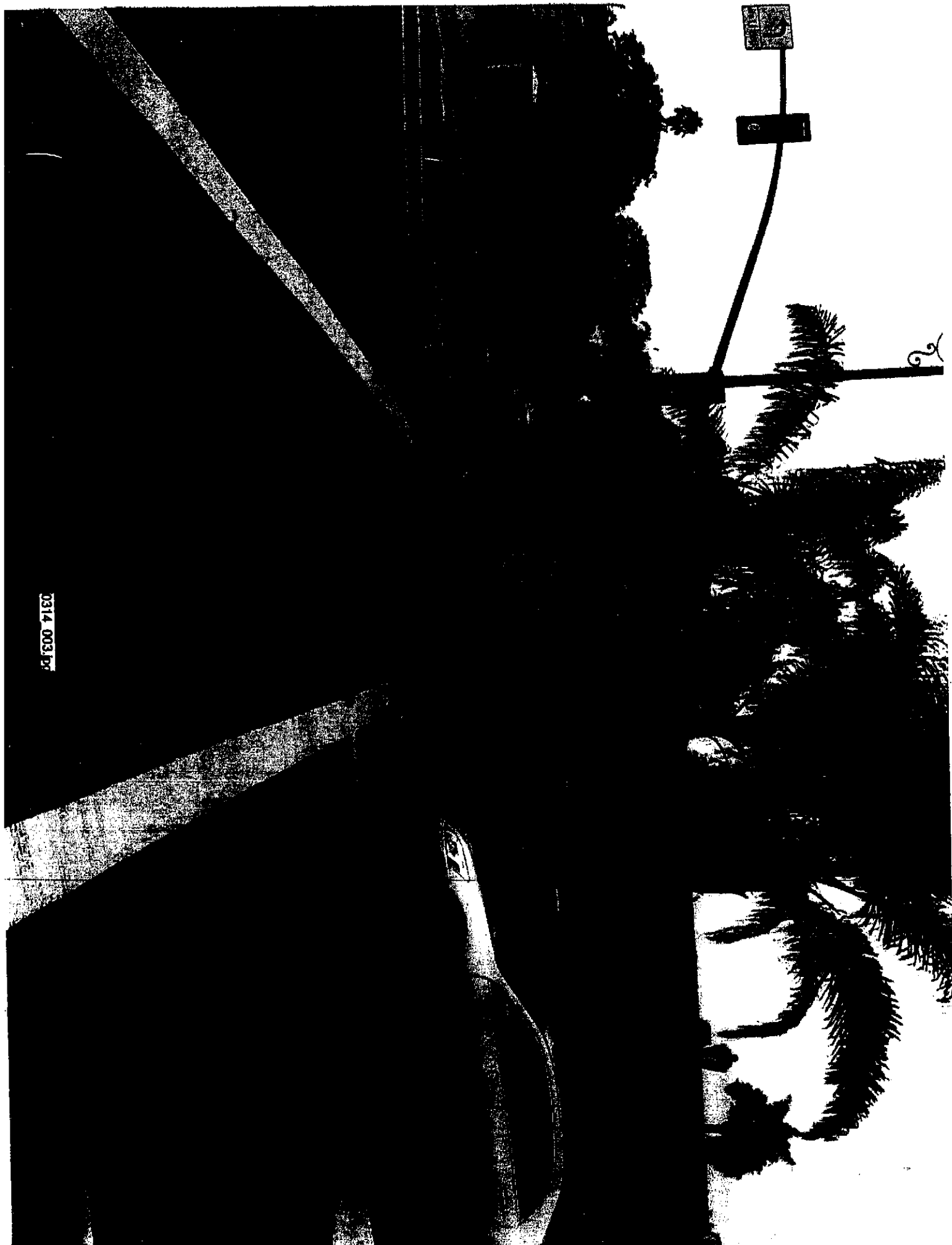


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